

# \$679,990 - 132 Cranbrook Green Se, Calgary

MLS® #A2223533

**\$679,990**

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Cranston, Calgary, Alberta

**SUNNY WEST-FACING BACKYARD | HUGE DECK | PRIME CRANSTON'S RIVERSTONE LOCATION**

Welcome to this perfect family home located in the highly desirable community of Cranston's Riverstone. Offering over 1,600 SQFT above grade, this well-maintained property features 3 bedrooms, 2.5 bathrooms, and numerous stylish upgrades throughout. The main floor showcases luxury plank flooring, quartz countertops, high-end finishes, and a spacious kitchen with ample cabinetry and a walk-in pantry. The kitchen is equipped with top-of-the-line stainless steel LG appliances, all installed one year ago: Fridge (Model LRFXS3106S) with 5-year warranty | Dishwasher (Model LDPS6762S) | Induction Stove (Model LSIS6338F). The main level is complete with a bright open-concept layout and a high-efficiency, ultra-quiet A/C unit - only four years old, perfect for keeping cool during the summer months. Upstairs, you'll find a large bonus room, three generously sized bedrooms, and two full bathrooms. The primary suite features a walk-in closet and a private ensuite outfitted with a Toto Ultramax toilet. The 2nd upstairs bathroom also includes a Toto Drake toilet—both installed one year ago. The sunny west-facing backyard offers a massive deck—ideal for outdoor entertaining or relaxing evenings. This home is ideally located close to Bow River access, walking paths, parks, schools, and shopping. A perfect blend of comfort, quality, and



location. Additional features include: 1 Year old Top of the LINE LG Kitchen Appliances. | Fridge LRFXS3106S with 5 year warranty) - \$2295.00 | Dishwasher LDPS6762S - \$1095.00 | Induction Stove LSIS6338F - \$3195.00 | 1 Year ago owners installed Toto Drake & Ultramax toilets in Ensuite and upstairs bathroom \*\*\* Schedule your private showing today!!!

Built in 2018

**Essential Information**

MLS® #	A2223533
Price	\$679,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	132 Cranbrook Green Se
Subdivision	Cranston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2X2

**Amenities**

Amenities	Other
Parking Spaces	3

Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	28
Zoning	R-G
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	4th Street Holdings Ltd.
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